

AGENDA ITEM: 1e**HPO File No. 070605****SITE NAME:****SITE LOCATION:** 702 Avondale Street – Avondale, West Historic District - (PENDING)**Owner:** John F. Kells**Applicant:** John F. Kells

Time Frame	Date Accepted	35-day Consideration	70-day Action	90-day Limit
	May-30-2007	Jul-04-2007	Aug-07-2007	Aug-12-2007

SITE INFORMATION:

Lot 1 and Tract 2A, Block 5, Montrose Subdivision, City of Houston, Harris County, Texas. The site includes an historic two-story, wood stucco-clad residential building and a modern, two-story garage apartment.

TYPE OF APPROVAL REQUESTED:

The applicant seeks a certificate of appropriateness for the following work:

- ◇ Construct a one-story carport/pavilion structure at rear of lot facing Stanford Street; the structure will be placed in the same location as the original pavilion that was located on the same site; the original two-story garage, located at the southwest corner of the lot, was demolished in 1968 and has been replaced with a two-story, apartment building; the proposed structure will serve two purposes, being (1) a modern carport utilized for tandem parking for both the garage apartment as well as the two-story, historic dwelling and (2) as an outdoor pavilion, which is being proposed so as to duplicate the original one that was located on the same site; the proposed new structure will be placed 3'-6" from the rear (South) property line and 0'-0" from Stanford Street (east) property line, which will also be the access for automobile parking accessed via Stanford Street; the proposed structure will be 21'-11 in width facing Stanford and will be 35'-0" in depth; the east elevation will feature a double, overhead garage door; door will feature smooth finish panels without windows or ornamentation; the structure will be open on the west and north elevations; the north elevation of the carport structure facing the rear yard will be supported by three round, wood columns; openings between the columns will feature oversized, wood corbels (brackets) to match those currently featured on the historic house; the west elevation of the pavilion structure will feature one large opening without columns; the south elevation (adjacent to the alley) will feature Hardiplank stucco cladding and two, evenly spaced openings (for ventilation) measuring 2'-0" by 6'-0" placed six feet above grade; total height of the pavilion structure to roof will be 14'-0"; structure will be covered with a flat roof with parapet wall perimeter trimmed with wood; exterior walls of the pavilion structure will be clad in Hardiplank stucco to match closely the stucco finish of the historic house.

HISTORY AND SIGNIFICANCE:

The property is contained within the boundaries of the Avondale, West Historic District which is the subject of a pending application for a historic district of the City of Houston. The application for historic district, submitted by a majority of the property owners, will be considered at the public hearing of the HAHC on July 25, 2007. The 30 day public hearing notice will be sent to all property owners on or before June 25, 2007. The historic district encompasses the western portion of the Avondale Addition, one of Houston's early residential neighborhoods. The Avondale, East Historic District has previously been designated as a City of Houston Historic District.

Originally platted in 1907 as a 31-acre subdivision of the former "Joe Meyer pasture," the Avondale Addition was located in open countryside at the southwest corner of the city of Houston. The planning of the addition and the design and scale of its houses reflects a unique trend in the development of residential real estate and domestic architecture in early 20th-century Houston. The American Four-Square style home, with Prairie influences, at 702 Avondale, is potentially contributing to the historic district, and was built in 1919.

CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Development Services

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Originally included on the site with the historic, two-story dwelling was an historic, two-story carriage house/quarters as well as a one-story, outdoor pavilion, both of which were built in 1927 and both of which subsequently have been demolished. The two-story carriage house/quarters has been replaced with a modern, two-story dwelling (apartment). The owner interviewed in 2005 a resident, Ms. Harriet Bath, who had lived her entire life in the neighborhood at 609 Avondale, which is located on the northeast corner of Avondale from 702 Avondale. Ms. Bath recounted the architectural features of the outdoor pavilion, because she recalled dancing under the pavilion or "Portico" in the 1930s. She remembered also and described the support posts which were round, and she referred to the large, oversized brackets currently located under the eave overhang of the house also matched those on either side of the posts of the pavilion. She said they looked like moose antlers, and the posts were large enough in circumference so as she could not put her arms totally around them. She also recounted that large vases or urns were filled with water, and magnolia blossoms were floated in the water to fill the air with "a heavenly scent" at these events where the pavilion was used. She also recalls sadly that for a long period of time, the historic house and outbuildings became very deteriorated, and the large brackets began to fall from the house, when eventually the outbuildings were destroyed. The home has subsequently been restored by the applicant.

APPROVAL CRITERIA FOR NEW CONSTRUCTION (Carport):**Sec. 33-242. Same-New construction in historic district.**

(a) The HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- ☒ ☐ ☐ (1) The new construction must be compatible with the setbacks along the blockface and facing blockface(s);
- ☒ ☐ ☐ (2) The exterior features of new construction must be compatible with the exterior features of structures along the block face of facing blockface(s); and
- ☒ ☐ ☐ (3) The proportions of the new construction, including height, width, length, and roofline, must be compatible with structures and objects along the blockface or facing blockface(s).

STAFF RECOMMENDATION: Approval of the certificate of appropriateness as requested by the applicant.

The proposed placement of the pavilion at the property line on Stanford Street will require the applicant to seek a variance from the Planning Commission, which is also supported by the Avondale Neighborhood Association as well as the Avondale Historic District Association. In fact, the applicant sought and received a variance from the Planning Commission for the same proposal on February 16, 2006, but the project was never permitted or built. At the time of the granting of the variance, the Planning Commission considered the existing, configuration of the historic, significant neighborhood in which there are many examples where the setback on Stanford Street is at or very close to the property line for the following blocks and/or addresses: 3400, 3500 and 3800 Blocks of Stanford; and 3710 Stanford.

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Site Location Map
Not to scale



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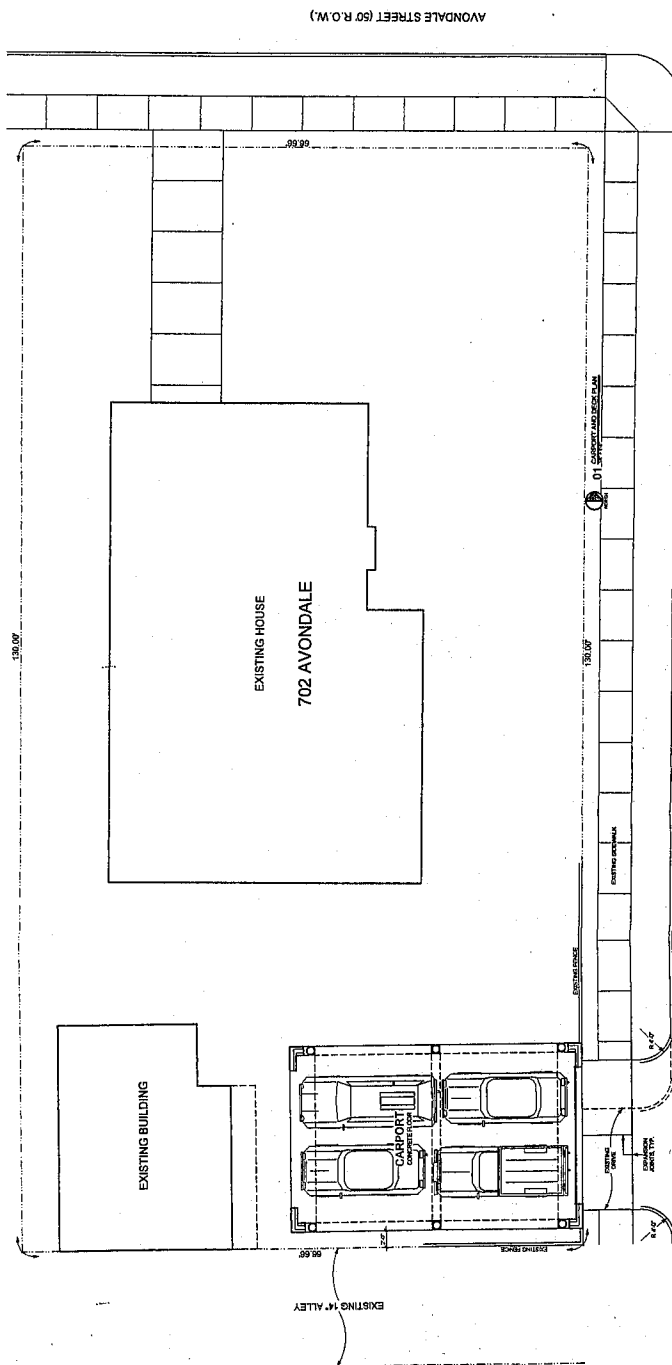
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**Site Plan
Not to Scale**



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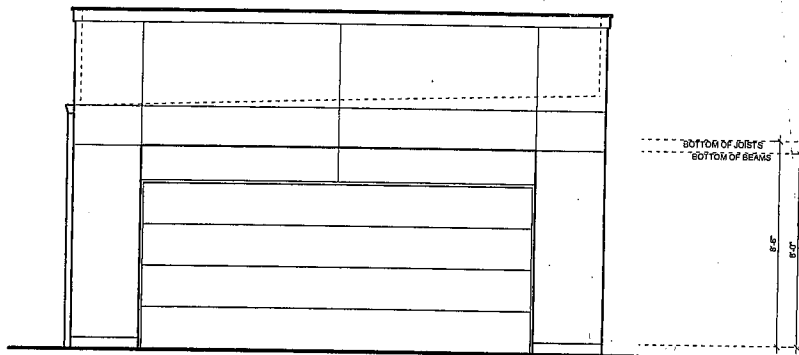
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SITE NAME:

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**Proposed Structure – East elevation – Front which will be located behind a fence (wall) gate
(structure)
Not to scale**



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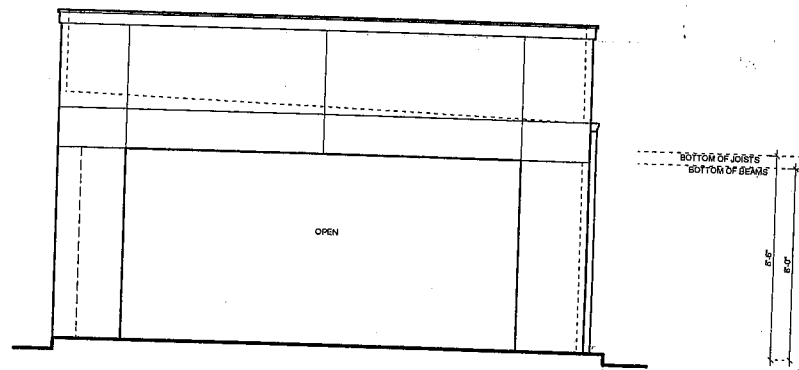
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**Proposed Structure – West elevation – Facing rear yard
Not to scale**



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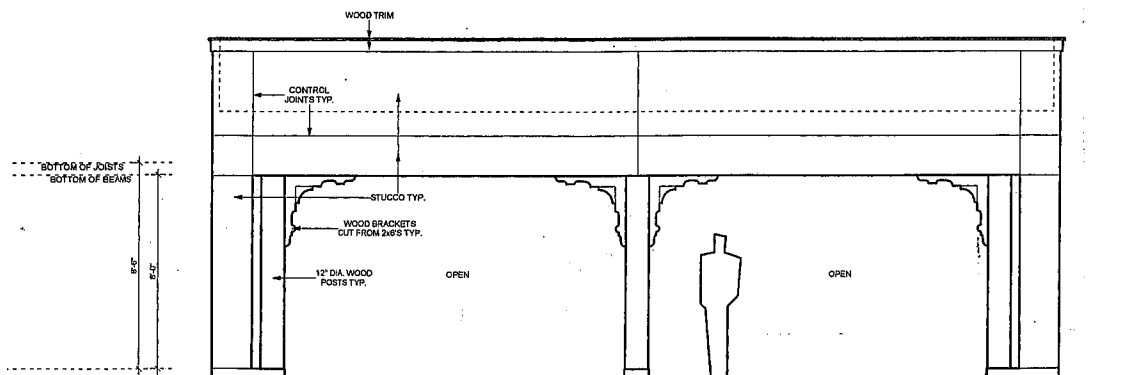
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**Proposed Structure – North elevation – Facing rear yard
Not to scale**



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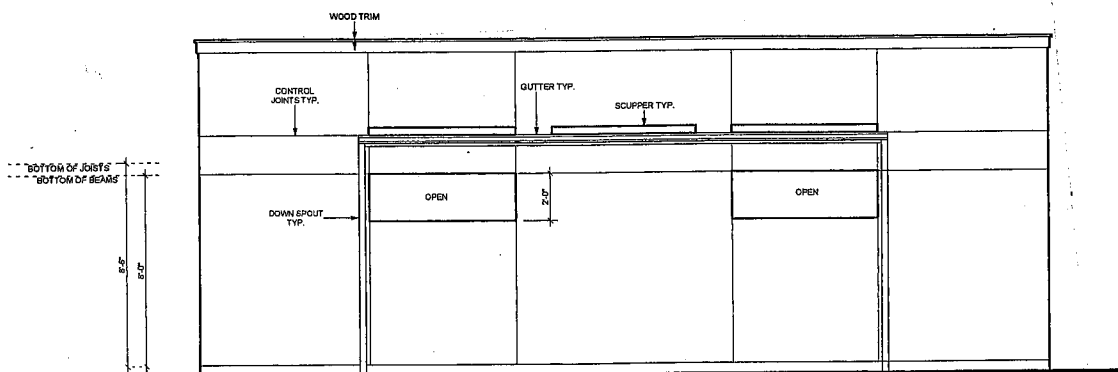
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Proposed Structure – South elevation – Rear - facing alley
Not to scale



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